RTD ESTIMATING

MECHANICAL ESTIMATING & TAKE OFF SERVICES

CLIENT:	SAMPLE
PROJECT:	SAMPLE
JOB NUMBER:	M-10001
DISCIPLINE:	MECHANICAL
LABOUR RATE:	£45.00
MATERIAL MARK-UP:	15.00%
SUB-CONTRACTOR MARK-UP:	15.00%

ESTIMATE TOTAL:	£260,404.43
TOTAL MAN HOURS:	920.23

TENDER SUMMARY

ITEM	SAMPLE	TOTALS	
1	PRELIMINARIES	£0.00	*(Excluded)*
2	DESIGN	£0.00	*(Excluded)*
3	ABOVE GROUND DRAINAGE	£14,407.09	
4	DOMESTIC WATER SERVICES	£41,246.00	
5	SPACE HEATING	£48,935.82	
6	COMFORT COOLING	£48,920.45	
7	NATURAL GAS	£6,553.32	
8	VENTILATION	£17,607.74	
9	BMS	£52,110.00	
10	RECORD DOCUMENTS	£3,449.00	
11	TESTING & COMMISSIONING	£4,675.00	
	SUB-TOTAL	**£237,904.43**	
	PROVISIONAL / CONTINGENCY SUMS		
	CONTINGENCY	£10,000.00	
	INCOMING UTILITES	£5,000.00	
	STRIP OUT & REMOVALS	£7,500.00	
	SUB-TOTAL	**£22,500.00**	
	GRAND-TOTAL	**£260,404.43**	

PROFIT SUMMARY

DESCRIPTION OF WORKS	NETT MATERIAL	MATERIAL PROFIT	TOTAL MATERIAL	LABOUR HOURS	TOTAL LABOUR	TOTAL MATERIAL & LABOUR
PRELIMINARIES	£0.00	£0.00	£0.00	0.00	£0.00	£0.00
DESIGN	£0.00	£0.00	£0.00	0.00	£0.00	£0.00
ABOVE GROUND DRAINAGE	£5,389.73	£808.46	£6,198.19	182.42	£8,208.90	£14,407.09
DOMESTIC WATER SERVICES	£22,888.87	£3,433.33	£26,322.20	331.64	£14,923.80	£41,246.00
SPACE HEATING	£34,164.10	£5,124.62	£39,288.72	214.38	£9,647.10	£48,935.82
COMFORT COOLING	£42,383.00	£6,357.45	£48,740.45	4.00	£180.00	£48,920.45
NATURAL GAS	£4,564.15	£684.62	£5,248.77	28.99	£1,304.55	£6,553.32
VENTILATION	£11,914.56	£1,787.18	£13,701.74	86.80	£3,906.00	£17,607.74
BMS	£45,000.00	£6,750.00	£51,750.00	8.00	£360.00	£52,110.00
RECORD DOCUMENTS	£2,060.00	£309.00	£2,369.00	24.00	£1,080.00	£3,449.00
TESTING & COMMISSIONING	£2,500.00	£375.00	£2,875.00	40.00	£1,800.00	£4,675.00
SUB-TOTAL	**£170,864.41**	**£25,629.66**	**£196,494.08**	**920.23**	**£41,410.35**	**£237,904.43**

PROVISIONAL / CONTINGENCY SUMS	
CONTINGENCY	£10,000.00
INCOMING UTILITES	£5,000.00
STRIP OUT & REMOVALS	£7,500.00
TOTAL PROVISIONAL SUMS	£22,500.00
GRAND TOTAL	**£260,404.43**

PRELIMINARIES

			NETT MATERIAL			LABOUR		SCHEDULE OF RATES			
Description	Quantity	Unit	Material Each	Discount %	Total Material	Unit Labour	Total Labour	Unit Price	Unit Labour	Unit Cost	Total Cost
NOT COSTED	1	item	£0.00	0.00%	£0.00	0.00	0.00	£0.00	£0.00	£0.00	£0.00
				Sub-Total	**£0.00**	**Sub-Total**	**0.00**			**Sub-Total**	**£0.00**

DESIGN

Description	Quantity	Unit	NETT MATERIAL: Material Each	NETT MATERIAL: Discount %	NETT MATERIAL: Total Material	LABOUR: Unit Labour	LABOUR: Total Labour	SCHEDULE OF RATES: Unit Price	SCHEDULE OF RATES: Unit Labour	SCHEDULE OF RATES: Unit Cost	SCHEDULE OF RATES: Total Cost
NOT COSTED	1	item	£0.00	0.00%	£0.00	0.00	0.00	£0.00	£0.00	£0.00	£0.00
				Sub-Total	**£0.00**	**Sub-Total**	**0.00**			**Sub-Total**	**£0.00**

DRAINAGE

Description	Quantity	Unit	NETT MATERIAL Material Each	NETT MATERIAL Discount %	NETT MATERIAL Total Material	LABOUR Unit Labour	LABOUR Total Labour	SCHEDULE OF RATES Unit Price	SCHEDULE OF RATES Unit Labour	SCHEDULE OF RATES Unit Cost	SCHEDULE OF RATES Total Cost
4" SOIL PIPE GREY PER METRE	120	m	£30.40	65.00%	£1,276.80	0.30	36.00	£12.24	£13.50	£25.74	£3,088.32
4" SWEEP BEND (92 DEG) GREY	16	nr	£47.64	65.00%	£266.78	0.33	5.28	£19.18	£14.85	£34.03	£544.40
4" SINGLE BRANCH(92 DEG)GREY	24	nr	£62.03	65.00%	£521.05	0.38	9.12	£24.97	£17.10	£42.07	£1,009.61
4" STRAIGHT COUPLING GREY	40	nr	£20.28	65.00%	£283.92	0.25	10.00	£8.16	£11.25	£19.41	£776.51
4" ACCESS CAP GREY	16	nr	£45.21	65.00%	£253.18	0.33	5.28	£18.20	£14.85	£33.05	£528.75
4" ACCESS DOOR GREY	40	nr	£55.37	65.00%	£775.18	0.36	14.40	£22.29	£16.20	£38.49	£1,539.46
4" HOLDERBAT(GALV) STW GALV	40	nr	£13.70	65.00%	£191.80	0.24	9.60	£5.51	£10.80	£16.31	£652.57
4"AUTO AIR ADMITTANCE VALVE	8	nr	£138.92	65.00%	£388.98	0.45	3.60	£55.92	£20.25	£76.17	£609.32
4" VENT COWL GREY	8	nr	£11.59	65.00%	£32.45	0.23	1.84	£4.66	£10.35	£15.01	£120.12
2.00"(3)WASTE PIPE WHITE PER METRE	24	m	£12.59	65.00%	£105.76	0.20	4.80	£5.07	£9.00	£14.07	£337.62
2.00"SWEEP BEND (91 DEG)WHITE	8	nr	£8.44	65.00%	£23.63	0.21	1.68	£3.40	£9.45	£12.85	£102.78
2.00"SWEEP TEE (91 DEG) WHITE	16	nr	£14.28	65.00%	£79.97	0.24	3.84	£5.75	£10.80	£16.55	£264.76
2.00"STRAIGHT COUPLING WHITE	8	nr	£7.70	65.00%	£21.56	0.17	1.36	£3.10	£7.65	£10.75	£85.99
2.00" CPVC ACCESS PLUG WHITE	8	nr	£5.63	65.00%	£15.76	0.19	1.52	£2.27	£8.55	£10.82	£86.53
2.00" PIPE CLIP WHITE	16	nr	£2.12	65.00%	£11.87	0.13	2.08	£0.85	£5.85	£6.70	£107.25
1.50"(3)WASTE PIPE WHITE PER METRE	40	m	£8.19	65.00%	£114.66	0.17	6.80	£3.30	£7.65	£10.95	£437.86
1.50"SWEEP BEND (91 DEG) WHITE	20	nr	£4.77	65.00%	£33.39	0.17	3.40	£1.92	£7.65	£9.57	£191.40
1.50"SWEEP TEE (91 DEG) WHITE	20	nr	£7.31	65.00%	£51.17	0.20	4.00	£2.94	£9.00	£11.94	£238.85
1.50"STRAIGHT COUPLING WHITE	20	nr	£4.22	65.00%	£29.54	0.10	2.00	£1.70	£4.50	£6.20	£123.97
1.50"CPVC ACCESS PLUG WHITE	20	nr	£3.93	65.00%	£27.51	0.14	2.80	£1.58	£6.30	£7.88	£157.64
1.50" PIPE CLIP WHITE	20	nr	£1.60	65.00%	£11.20	0.12	2.40	£0.64	£5.40	£6.04	£120.88
1.25"(3)WASTE PIPE WHITE PER METRE	48	m	£6.63	65.00%	£111.38	0.17	8.16	£2.67	£7.65	£10.32	£495.29
1.25"SWEEP BEND (91 DEG) WHITE	24	nr	£4.32	65.00%	£36.29	0.17	4.08	£1.74	£7.65	£9.39	£225.33
1.25"SWEEP TEE (91 DEG) WHITE	24	nr	£5.79	65.00%	£48.64	0.19	4.56	£2.33	£8.55	£10.88	£261.13
1.25"STRAIGHT COUPLING WHITE	24	nr	£4.24	65.00%	£35.62	0.10	2.40	£1.71	£4.50	£6.21	£148.96
1.25"CPVC ACCESS PLUG WHITE	24	nr	£3.93	65.00%	£33.01	0.14	3.36	£1.58	£6.30	£7.88	£189.16
1.25" PIPE CLIP WHITE	24	nr	£1.39	65.00%	£11.68	0.11	2.64	£0.56	£4.95	£5.51	£132.23
2.00" BRANCH BOSS ADAPTOR GREY	8	nr	£12.69	65.00%	£35.53	0.24	1.92	£5.11	£10.80	£15.91	£127.26
1.50" BRANCH BOSS ADAPTOR GREY	20	nr	£8.91	65.00%	£62.37	0.21	4.20	£3.59	£9.45	£13.04	£260.73
1.25" BRANCH BOSS ADAPTOR GREY	24	nr	£8.91	65.00%	£74.84	0.21	5.04	£3.59	£9.45	£13.04	£312.87
TUBULAR SWIVEL P TRAP 32MM	24	nr	£7.68	40.00%	£110.59	0.19	4.56	£5.30	£8.55	£13.85	£332.38
TUBULAR SWIVEL P TRAP 40MM	10	nr	£9.14	40.00%	£54.84	0.20	2.00	£6.31	£9.00	£15.31	£153.07
WASHING MACHINE TRAP/ UPDSTND 40MM	10	nr	£14.08	40.00%	£84.48	0.23	2.30	£9.72	£10.35	£20.07	£200.65
STRAIGHT WV CONNECTOR FIN SEAL 110M	10	nr	£8.62	40.00%	£51.72	0.20	2.00	£5.95	£9.00	£14.95	£149.48
BATH TRAP WITH CLEANING EYE 40MM	5	nr	£8.90	40.00%	£26.70	0.20	1.00	£6.14	£9.00	£15.14	£75.71
SHOWER TRAP WHITE 40MM	10	nr	£15.98	40.00%	£95.88	0.24	2.40	£11.03	£10.80	£21.83	£218.26
				Sub-Total	**£5,389.73**	**Sub-Total**	**182.42**			**Sub-Total**	**£14,407.09**

DOMESTIC WATER

Description	Quantity	Unit	NETT MATERIAL Material Each	NETT MATERIAL Discount %	NETT MATERIAL Total Material	LABOUR Unit Labour	LABOUR Total Labour	SCHEDULE OF RATES Unit Price	SCHEDULE OF RATES Unit Labour	SCHEDULE OF RATES Unit Cost	SCHEDULE OF RATES Total Cost
DUTYPOINT SCUBATANK BOOSTER SET	1	item	£8,570.52	0.00%	£8,570.52	12.00	12.00	£9,856.10	£540.00	£10,396.10	£10,396.10
HELO STEAM UNIT AW4 4.5KW	1	item	£3,684.40	0.00%	£3,684.40	4.00	4.00	£4,237.06	£180.00	£4,417.06	£4,417.06
AQUA KLENZE 3 STAGE RO FILTER	2	nr	£36.00	0.00%	£72.00	1.00	2.00	£41.40	£45.00	£86.40	£172.80
SANITARY WARE - FIX ONLY	1	item	£0.00	0.00%	£0.00	130.50	130.50	£0.00	£5,872.50	£5,872.50	£5,872.50
15X3M CU TUBE TX PRICE PER METRE	93	m	£2.64	0.00%	£245.52	0.25	23.25	£3.04	£11.25	£14.29	£1,328.60
22X3M CU TUBE TX PRICE PER METRE	93	m	£5.28	0.00%	£491.04	0.30	27.90	£6.07	£13.50	£19.57	£1,820.20
28X3M CU TUBE TX PRICE PER METRE	28	m	£6.75	0.00%	£189.00	0.35	9.80	£7.76	£15.75	£23.51	£658.35
35X3M CU TUBE TX PRICE PER METRE	16	m	£11.51	0.00%	£184.16	0.40	6.40	£13.24	£18.00	£31.24	£499.78
42X3M CU TUBE TX PRICE PER METRE	8	m	£14.20	0.00%	£113.60	0.45	3.60	£16.33	£20.25	£36.58	£292.64
54X3M CU TUBE TX PRICE PER METRE	6	m	£18.40	0.00%	£110.40	0.50	3.00	£21.16	£22.50	£43.66	£261.96
YPS12 15 ELBOW	54	nr	£1.67	41.00%	£53.21	0.15	8.10	£1.13	£6.75	£7.88	£425.69
YPS12 22 ELBOW	42	nr	£4.41	41.00%	£109.28	0.16	6.72	£2.99	£7.20	£10.19	£428.07
YP12 28 ELBOW	8	nr	£9.22	41.00%	£43.52	0.19	1.52	£6.26	£8.55	£14.81	£118.45
YP12 35 ELBOW	4	nr	£41.66	41.00%	£98.32	0.38	1.52	£28.27	£17.10	£45.37	£181.47
YP12 42 ELBOW	1	nr	£68.86	41.00%	£40.63	0.70	0.70	£46.72	£31.50	£78.22	£78.22
YP12 54 ELBOW	4	nr	£142.21	41.00%	£335.62	1.09	4.36	£96.49	£49.05	£145.54	£582.16
YPS24 15 EQUAL TEE	14	nr	£3.19	41.00%	£26.35	0.16	2.24	£2.16	£7.20	£9.36	£131.10
YPS24 22 EQUAL TEE	21	nr	£10.18	41.00%	£126.13	0.19	3.99	£6.91	£8.55	£15.46	£324.60
YP24 28 EQUAL TEE	4	nr	£25.64	41.00%	£60.51	0.31	1.24	£17.40	£13.95	£31.35	£125.39
YP24 35 EQUAL TEE	4	nr	£67.89	41.00%	£160.22	0.70	2.80	£46.06	£31.50	£77.56	£310.25
YP24 42 EQUAL TEE	3	nr	£108.85	41.00%	£192.66	0.85	2.55	£73.85	£38.25	£112.10	£336.31
YP24 54 EQUAL TEE	5	nr	£219.50	41.00%	£647.53	1.38	6.90	£148.93	£62.10	£211.03	£1,055.15
YPS1 15 COUPLING	31	nr	£0.94	41.00%	£17.19	0.12	3.72	£0.64	£5.40	£6.04	£187.17
YPS1 22 COUPLING	31	nr	£2.49	41.00%	£45.54	0.15	4.65	£1.69	£6.75	£8.44	£261.62
YP1 28 COUPLING	9	nr	£5.76	41.00%	£30.59	0.16	1.44	£3.91	£7.20	£11.11	£99.97
YP1 35 COUPLING	5	nr	£19.45	41.00%	£57.38	0.22	1.10	£13.20	£9.90	£23.10	£115.48
YP1 42 COUPLING	2	nr	£32.52	41.00%	£38.37	0.34	0.68	£22.06	£15.30	£37.36	£74.73
YP1 54 COUPLING	2	nr	£59.96	41.00%	£70.75	0.65	1.30	£40.68	£29.25	£69.93	£139.87
D171C 15MM BRONZE PN16 BALL VALVE	6	nr	£87.76	45.00%	£289.61	0.30	1.80	£55.51	£13.50	£69.01	£414.05
D171C 22MM BRONZE PN16 BALL VALVE	8	nr	£139.43	45.00%	£613.49	0.30	2.40	£88.19	£13.50	£101.69	£813.52
D171C 28MM BRONZE PN16 BALL VALVE	2	nr	£162.22	45.00%	£178.44	0.30	0.60	£102.60	£13.50	£116.10	£232.21
D171C 35MM BRONZE PN16 BALL VALVE	3	nr	£243.76	45.00%	£402.20	0.35	1.05	£154.18	£15.75	£169.93	£509.78
D171C 42MM BRONZE PN16 BALL VALVE	2	nr	£354.76	45.00%	£390.24	0.60	1.20	£224.39	£27.00	£251.39	£502.77
D171C 54MM BRONZE PN16 BALL VALVE	2	nr	£598.77	45.00%	£658.65	0.60	1.20	£378.72	£27.00	£405.72	£811.44
D181C-15MM SERVICE BALL VALVE	23	nr	£32.36	45.00%	£409.35	0.25	5.75	£20.47	£11.25	£31.72	£729.51
D181C-22MM SERVICE BALL VALVE	11	nr	£46.23	45.00%	£279.69	0.30	3.30	£29.24	£13.50	£42.74	£470.15
D06F-1B 1" BSPM PRV 70CMAX IN 25 BA	1	nr	£118.27	45.00%	£65.05	0.61	0.61	£74.81	£27.45	£102.26	£102.26
D06F-2B 2" BSPM PRV 70CMAX IN 25 BA	2	nr	£121.58	45.00%	£133.74	1.17	2.34	£76.90	£52.65	£129.55	£259.10
D298 25MM CRANE BRONZE STRAINER	1	nr	£145.35	45.00%	£79.94	0.55	0.55	£91.93	£24.75	£116.68	£116.68
D138 40MM CRANE CHECK VALVE	1	nr	£270.43	45.00%	£148.74	0.80	0.80	£171.05	£36.00	£207.05	£207.05
D138 25MM CRANE CHECK VALVE	1	nr	£118.35	45.00%	£65.09	0.50	0.50	£74.86	£22.50	£97.36	£97.36
D340 15MM CRANE DRAIN COCK	13	nr	£55.02	45.00%	£393.39	0.30	3.90	£34.80	£13.50	£48.30	£627.90
1/2 141HU BRASS HOSE UNION BIBTAP	3	nr	£51.45	44.50%	£85.66	0.25	0.75	£32.84	£11.25	£44.09	£132.26
DZR COMP PN10 WRAS APPR 15MM	4	nr	£111.57	45.00%	£245.45	0.55	2.20	£70.57	£24.75	£95.32	£381.27
YP501 15 STOPCOCK	1	nr	£15.98	44.50%	£8.87	0.31	0.31	£10.20	£13.95	£24.15	£24.15

PIPEWORK ANCILLARIES & SUPPORT	1	item	£919.83	0.00%	£919.83	24.40	24.40	£1,057.80	£1,098.00	£2,155.80	£2,155.80
THERMAL INSULATION	1	item	£1,707.00	0.00%	£1,707.00	0.00	0.00	£1,963.05	£0.00	£1,963.05	£1,963.05
				Sub-Total	**£22,888.87**	**Sub-Total**	**331.64**			**Sub-Total**	**£41,246.00**

SPACE HEATING

Description	Quantity	Unit	NETT MATERIAL			LABOUR		SCHEDULE OF RATES			
			Material Each	Discount %	Total Material	Unit Labour	Total Labour	Unit Price	Unit Labour	Unit Cost	Total Cost
VAILLANT ECOTEC PLUS 48KW BOILER	1	item	£3,157.00	0.00%	£3,157.00	12.00	12.00	£3,630.55	£540.00	£4,170.55	£4,170.55
1 1/4 AIR SEPERATOR SPIROVENT	1	nr	£136.23	0.00%	£136.23	0.65	0.65	£156.66	£29.25	£185.91	£185.91
1 1/4 DIRT SEPERATOR SPIROTRAP	1	nr	£80.12	0.00%	£80.12	0.65	0.65	£92.14	£29.25	£121.39	£121.39
10L DOSING POT	1	nr	£203.08	0.00%	£203.08	0.75	0.75	£233.54	£33.75	£267.29	£267.29
PRESSURISATION UNIT MIKROFILL	1	item	£946.16	0.00%	£946.16	4.80	4.80	£1,088.08	£216.00	£1,304.08	£1,304.08
P1 - GRUNDFOS ALPHA1 25-60 180	1	nr	£415.35	0.00%	£415.35	1.80	1.80	£477.65	£81.00	£558.65	£558.65
P2 - GRUNDFOS MAGNA1 25-60 180	1	nr	£367.25	0.00%	£367.25	1.80	1.80	£422.34	£81.00	£503.34	£503.34
P3 - GRUNDFOS MAGNA3 D 32-100	1	nr	£1,281.50	0.00%	£1,281.50	2.00	2.00	£1,473.73	£90.00	£1,563.73	£1,563.73
RADIATORS - STELRAD	1	item	£7,689.99	0.00%	£7,689.99	23.00	23.00	£8,843.49	£1,035.00	£9,878.49	£9,878.49
TRENCH HEATER - BUDGET	1	item	£4,600.00	0.00%	£4,600.00	8.00	8.00	£5,290.00	£360.00	£5,650.00	£5,650.00
WET UFH INSTALLATION - GAIA	1	item	£3,237.73	0.00%	£3,237.73	0.00	0.00	£3,723.39	£0.00	£3,723.39	£3,723.39
ELECTRIC UFH INSTALLATION - GAIA	1	item	£3,118.89	0.00%	£3,118.89	0.00	0.00	£3,586.72	£0.00	£3,586.72	£3,586.72
15X3M CU TUBE TX PRICE PER METRE	138	m	£2.51	0.00%	£346.38	0.25	34.50	£2.89	£11.25	£14.14	£1,950.84
22X3M CU TUBE TX PRICE PER METRE	62	m	£5.02	0.00%	£311.24	0.30	18.60	£5.77	£13.50	£19.27	£1,194.93
28X3M CU TUBE TX PRICE PER METRE	8	m	£6.46	0.00%	£51.68	0.35	2.80	£7.43	£15.75	£23.18	£185.43
35X3M CU TUBE TX PRICE PER METRE	6	m	£10.44	0.00%	£62.64	0.40	2.40	£12.01	£18.00	£30.01	£180.04
YPS12 15 ELBOW	92	nr	£1.67	41.00%	£90.65	0.15	13.80	£1.13	£6.75	£7.88	£725.24
YPS12 22 ELBOW	32	nr	£4.41	41.00%	£83.26	0.16	5.12	£2.99	£7.20	£10.19	£326.15
YP12 28 ELBOW	4	nr	£9.22	41.00%	£21.76	0.19	0.76	£6.26	£8.55	£14.81	£59.22
YP12 35 ELBOW	4	nr	£41.66	41.00%	£98.32	0.38	1.52	£28.27	£17.10	£45.37	£181.47
YPS24 15 EQUAL TEE	18	nr	£3.19	41.00%	£33.88	0.16	2.88	£2.16	£7.20	£9.36	£168.56
YPS24 22 EQUAL TEE	24	nr	£10.18	41.00%	£144.15	0.19	4.56	£6.91	£8.55	£15.46	£370.97
YP24 28 EQUAL TEE	6	nr	£25.64	41.00%	£90.77	0.31	1.86	£17.40	£13.95	£31.35	£188.08
YP24 35 EQUAL TEE	2	nr	£67.89	41.00%	£80.11	0.70	1.40	£46.06	£31.50	£77.56	£155.13
YPS1 15 COUPLING	46	nr	£0.94	41.00%	£25.51	0.12	5.52	£0.64	£5.40	£6.04	£277.74
YPS1 22 COUPLING	20	nr	£2.49	41.00%	£29.38	0.15	3.00	£1.69	£6.75	£8.44	£168.79
YP1 28 COUPLING	2	nr	£5.76	41.00%	£6.80	0.16	0.32	£3.91	£7.20	£11.11	£22.22
YP1 35 COUPLING	2	nr	£19.45	41.00%	£22.95	0.22	0.44	£13.20	£9.90	£23.10	£46.19
DZR THREADED PN25 15MM	2	nr	£31.10	45.00%	£34.21	0.30	0.60	£19.67	£13.50	£33.17	£66.34
DZR THREADED PN25 20MM	3	nr	£39.21	45.00%	£64.70	0.30	0.90	£24.80	£13.50	£38.30	£114.90
DZR THREADED PN25 25MM	13	nr	£63.30	45.00%	£452.60	0.40	5.20	£40.04	£18.00	£58.04	£754.48
DZR THREADED PN25 32MM	7	nr	£98.44	45.00%	£378.99	0.50	3.50	£62.26	£22.50	£84.76	£593.34
DZR FODRV PN25 20MM	1	nr	£311.23	45.00%	£171.18	0.33	0.33	£196.85	£14.85	£211.70	£211.70
DZR FODRV PN25 25MM	10	nr	£370.09	45.00%	£2,035.50	0.40	4.00	£234.08	£18.00	£252.08	£2,520.82
DZR FODRV PN25 32MM	1	nr	£496.21	45.00%	£272.92	0.50	0.50	£313.85	£22.50	£336.35	£336.35
D138 25MM CRANE CHECK VALVE	2	nr	£118.34	45.00%	£130.17	0.40	0.80	£74.85	£18.00	£92.85	£185.70
D138 20MM CRANE CHECK VALVE	1	nr	£163.69	45.00%	£90.03	0.50	0.50	£103.53	£22.50	£126.03	£126.03
H/WELL EA122-AB AUTO AIR VENT	4	nr	£21.91	39.00%	£53.46	0.29	1.16	£15.37	£13.05	£28.42	£113.68
D340 15MM CRANE DRAIN COCK	3	nr	£55.02	45.00%	£90.78	0.30	0.90	£34.80	£13.50	£48.30	£144.90
MECHSEAL PRESSURE TEST POINT	6	nr	£42.22	85.00%	£38.00	0.22	1.32	£7.28	£9.90	£17.18	£103.10
PRESSURE GAUGE	6	nr	£44.61	0.00%	£267.66	0.65	3.90	£51.30	£29.25	£80.55	£483.31
TEMPERATURE GAUGE	6	nr	£21.26	0.00%	£127.56	0.65	3.90	£24.45	£29.25	£53.70	£322.19
D298 32MM CRANE BRONZE STRAINER	1	nr	£234.75	45.00%	£129.11	0.65	0.65	£148.48	£29.25	£177.73	£177.73
N542-20MM SAFETY RELIEF VALVE	1	nr	£173.08	32.75%	£116.40	0.30	0.30	£133.86	£13.50	£147.36	£147.36
H/WELL V4043H1106 28MM ZONE VALVE P	1	nr	£184.94	39.00%	£112.81	0.39	0.39	£129.74	£17.55	£147.29	£147.29

15MM HONEYWELL TRV & LSV SET	23	nr	£29.99	40.00%	£413.86	0.40	9.20	£20.69	£18.00	£38.69	£889.94
PIPEWORK ANCILLARIES & SUPPORT	1	item	£578.20	0.00%	£578.20	21.40	21.40	£664.93	£963.00	£1,627.93	£1,627.93
THERMAL INSULATION	1	item	£1,873.20	0.00%	£1,873.20	0.00	0.00	£2,154.18	£0.00	£2,154.18	£2,154.18
				Sub-Total	**£34,164.10**	**Sub-Total**	**214.38**			**Sub-Total**	**£48,935.82**

COMFORT COOLING

Description	Quantity	Unit	NETT MATERIAL Material Each	NETT MATERIAL Discount %	NETT MATERIAL Total Material	LABOUR Unit Labour	LABOUR Total Labour	SCHEDULE OF RATES Unit Price	SCHEDULE OF RATES Unit Labour	SCHEDULE OF RATES Unit Cost	SCHEDULE OF RATES Total Cost
VRF SYSTEM - DAIKIN	1	item	£22,583.00	0.00%	£22,583.00	0.00	0.00	£25,970.45	£0.00	£25,970.45	£25,970.45
AC INSTALLATION - BY SPECIALIST	1	item	£19,800.00	0.00%	£19,800.00	0.00	0.00	£22,770.00	£0.00	£22,770.00	£22,770.00
LIASE WITH SPECIALIST	1	item	£0.00	0.00%	£0.00	4.00	4.00	£0.00	£180.00	£180.00	£180.00
				Sub-Total	£42,383.00	Sub-Total	4.00			Sub-Total	£48,920.45

NATURAL GAS

Description	Quantity	Unit	NETT MATERIAL Material Each	Discount %	Total Material	LABOUR Unit Labour	Total Labour	SCHEDULE OF RATES Unit Price	Unit Labour	Unit Cost	Total Cost
BK-G10 GAS METER 16M3/HR C/W	1	nr	£372.17	0.00%	£372.17	1.75	1.75	£428.00	£78.75	£506.75	£506.75
40MM RED HVY SS TUBE	2	m	£10.81	0.00%	£21.62	0.40	0.80	£12.43	£18.00	£30.43	£60.86
40MM(1.1/2)11W BLK MS ELBOW 90	2	nr	£165.39	0.00%	£330.78	0.50	1.00	£190.20	£22.50	£212.70	£425.40
40MM 12W BLK MS SOCKET	1	nr	£15.47	0.00%	£15.47	0.60	0.60	£17.79	£27.00	£44.79	£44.79
22MM TRACPIPE 30MTR COIL PER METRE	26	m	£13.88	0.00%	£360.88	0.10	2.60	£15.96	£4.50	£20.46	£532.01
28MM TRACPIPE 55MTR COIL PER METRE	14	m	£24.45	0.00%	£342.30	0.15	2.10	£28.12	£6.75	£34.87	£488.15
32MM TRACPIPE 45MTR COIL PER METRE	6	m	£34.50	0.00%	£207.00	0.20	1.20	£39.68	£9.00	£48.68	£292.05
40MM TRACPIPE 45MTR COIL PER METRE	12	m	£46.78	0.00%	£561.36	0.20	2.40	£53.80	£9.00	£62.80	£753.56
22MMX3/4" AUTOFLARE STRAIGHT	8	nr	£21.76	0.00%	£174.08	0.10	0.80	£25.02	£4.50	£29.52	£236.19
28MMX1" AUTOFLARE STRAIGHT	4	nr	£35.54	0.00%	£142.16	0.15	0.60	£40.87	£6.75	£47.62	£190.48
32MMX1.1/4" AUTOFLARE STRAIGHT	6	nr	£85.87	0.00%	£515.22	0.20	1.20	£98.75	£9.00	£107.75	£646.50
40MMX1.1/2" AUTOFLARE STRAIGHT	6	nr	£124.38	0.00%	£746.28	0.20	1.20	£143.04	£9.00	£152.04	£912.22
D191 20MM CRANE BALL VALVE	2	nr	£42.08	0.00%	£84.16	0.40	0.80	£48.39	£18.00	£66.39	£132.78
D191 25MM CRANE BALL VALVE	1	nr	£71.01	0.00%	£71.01	0.50	0.50	£81.66	£22.50	£104.16	£104.16
D191 32MM CRANE BALL VALVE	1	nr	£110.46	0.00%	£110.46	0.65	0.65	£127.03	£29.25	£156.28	£156.28
D191 40MM CRANE BALL VALVE	2	nr	£164.60	0.00%	£329.20	0.80	1.60	£189.29	£36.00	£225.29	£450.58
32MM (1 1/4") GAS SOLENOID VALVE	1	nr	£108.00	0.00%	£108.00	1.19	1.19	£124.20	£53.55	£177.75	£177.75
PIPEWORK ANCILLARIES & SUPPORT	1	item	£72.00	0.00%	£72.00	8.00	8.00	£82.80	£360.00	£442.80	£442.80
				Sub-Total	£4,564.15	Sub-Total	28.99			Sub-Total	£6,553.32

VENTILATION

Description	Quantity	Unit	NETT MATERIAL Material Each	NETT MATERIAL Discount %	NETT MATERIAL Total Material	LABOUR Unit Labour	LABOUR Total Labour	SCHEDULE OF RATES Unit Price	SCHEDULE OF RATES Unit Labour	SCHEDULE OF RATES Unit Cost	SCHEDULE OF RATES Total Cost
MVHR - VENT AXIA	1	nr	£940.63	0.00%	£940.63	4.00	4.00	£1,081.72	£180.00	£1,261.72	£1,261.72
EXTRACT FAN - VENT AXIA	6	nr	£55.70	0.00%	£334.20	1.00	6.00	£64.06	£45.00	£109.06	£654.33
SPA AHU - RECOTHERM	1	item	£6,758.07	0.00%	£6,758.07	8.00	8.00	£7,771.78	£360.00	£8,131.78	£8,131.78
COOKER HOOD - PC SUM	1	item	£250.00	0.00%	£250.00	4.00	4.00	£287.50	£180.00	£467.50	£467.50
GRILLES & DIFFUSERS - PC SUM	1	item	£475.00	0.00%	£475.00	5.00	5.00	£546.25	£225.00	£771.25	£771.25
220 X 90 FLAT CHANNEL DUCT PER MTR	50	m	£6.20	0.00%	£310.00	0.20	10.00	£7.13	£9.00	£16.13	£806.50
220 X 90 HORZ 90DEG BEND	13	nr	£4.50	0.00%	£58.50	0.20	2.60	£5.18	£9.00	£14.18	£184.28
220 X 90 VERTICAL 90DEG BEND	4	nr	£3.00	0.00%	£12.00	0.20	0.80	£3.45	£9.00	£12.45	£49.80
220 X 90 TEE PIECE	4	nr	£4.80	0.00%	£19.20	0.25	1.00	£5.52	£11.25	£16.77	£67.08
220 X 90 SPIGOT ADAPTER	4	nr	£3.90	0.00%	£15.60	0.20	0.80	£4.49	£9.00	£13.49	£53.94
125MM AIR VALVE	4	nr	£5.10	0.00%	£20.40	0.20	0.80	£5.87	£9.00	£14.87	£59.46
220 X 90 AIR BRICK	2	nr	£4.79	0.00%	£9.58	0.25	0.50	£5.51	£11.25	£16.76	£33.52
220 X 90 FIRE BRAKE	10	nr	£94.09	0.00%	£940.90	0.25	2.50	£108.20	£11.25	£119.45	£1,194.54
220 X 90 FLAT CHANNEL INSULATION SHELL 1	12	m	£13.07	0.00%	£156.84	0.20	2.40	£15.03	£9.00	£24.03	£288.37
220 X 90 HORZ 90DEG BEND INSULATION SHE	4	nr	£8.21	0.00%	£32.84	0.15	0.60	£9.44	£6.75	£16.19	£64.77
220 X 90 VERTICAL 90DEG BEND INSULATION	4	nr	£6.35	0.00%	£25.40	0.15	0.60	£7.30	£6.75	£14.05	£56.21
300 X 100 STRAIGHT DUCT	24	m	£25.27	0.00%	£606.40	0.80	19.20	£29.06	£36.00	£65.06	£1,561.36
300 X 100 90 DEG BEND	11	nr	£24.76	0.00%	£272.36	0.40	4.40	£28.47	£18.00	£46.47	£511.21
300 X 100 FIRE DAMPER	4	nr	£50.17	0.00%	£200.68	0.40	1.60	£57.70	£18.00	£75.70	£302.78
DUCTWORK ANCILLARIES & SUPPORT	1	item	£120.00	0.00%	£120.00	12.00	12.00	£138.00	£540.00	£678.00	£678.00
THERMAL INSULATION	1	item	£355.96	0.00%	£355.96	0.00	0.00	£409.35	£0.00	£409.35	£409.35
				Sub-Total	£11,914.56	Sub-Total	86.80			Sub-Total	£17,607.74

BMS

Description	Quantity	Unit	NETT MATERIAL Material Each	NETT MATERIAL Discount %	NETT MATERIAL Total Material	LABOUR Unit Labour	LABOUR Total Labour	SCHEDULE OF RATES Unit Price	SCHEDULE OF RATES Unit Labour	SCHEDULE OF RATES Unit Cost	SCHEDULE OF RATES Total Cost
BMS INSTALLATION	1	item	£45,000.00	0.00%	£45,000.00	0.00	0.00	£51,750.00	£0.00	£51,750.00	£51,750.00
LIAISE WITH SPECIALIST	1	item	£0.00	0.00%	£0.00	8.00	8.00	£0.00	£360.00	£360.00	£360.00
				Sub-Total	£45,000.00	Sub-Total	8.00			Sub-Total	£52,110.00

RECORD DOCUMENTS

Description	Quantity	Unit	NETT MATERIAL Material Each	Discount %	Total Material	LABOUR Unit Labour	Total Labour	SCHEDULE OF RATES Unit Price	Unit Labour	Unit Cost	Total Cost
RECORD DRAWINGS	1	item	£1,560.00	0.00%	£1,560.00	8.00	8.00	£1,794.00	£360.00	£2,154.00	£2,154.00
O&M MANUALS	1	item	£500.00	0.00%	£500.00	16.00	16.00	£575.00	£720.00	£1,295.00	£1,295.00
				Sub-Total	**£2,060.00**	**Sub-Total**	**24.00**			**Sub-Total**	**£3,449.00**

TESTING & COMMISSIONING

			NETT MATERIAL			LABOUR		SCHEDULE OF RATES			
Description	Quantity	Unit	Material Each	Discount %	Total Material	Unit Labour	Total Labour	Unit Price	Unit Labour	Unit Cost	Total Cost
TESTING & COMMISSIONING	1	item	£2,500.00	0.00%	£2,500.00	40.00	40.00	£2,875.00	£1,800.00	£4,675.00	£4,675.00
				Sub-Total	£2,500.00	Sub-Total	40.00			Sub-Total	£4,675.00

TENDER QUALIFICATIONS

Project Name: SAMPLE ESTIMATE

Labour Rate: £45/hr

Material Mark-up: 15%

1. No allowance for V.A.T.
2. No allowance for 2.5% main contractor's discount.
3. This estimate is a present-day costing.
4. This estimate was costed based on an 'immediate' start.
5. No preliminaries allowed. No BWIC, chasing, road closures, cranage, skips, cart-away, mesh, painting, structural supports, enclosures, architectural casing, boxing in, door cutting, builders ducting, temporary works, fire barriers, external off-site costs, joinery work, painting, spares, maintenance, incoming / site supplies etc. allowed.
6. No waiting or attendance on others allowed. No allowance for non-continuance of work or phasing.
7. Unless stated otherwise, our estimate allows for all works to be carried out during normal working hours.
8. This estimate is subject to final design, client requirement and site conditions.
9. The extent of works allowed is as per our estimate. No other works allowed.
10. We have not costed for any associated mechanical wiring, electrical, builders or enabling works.
11. All quantities are as per the drawings. No extra over allowances have been included.
12. All discounts / trade prices applied are for tendering purposes and are subject to final specialist / wholesaler discounts.
13. Any items listed as a budgetary or PC Sum are included as guide prices only and subject to final specification and design.
14. Provisional allowance included for testing, commissioning, flushing & balancing of systems.

info@rtdestimating.com
07523858891
rtdestimating.com

15. Due to limited design and insufficient information, certain appropriated allowances and assumptions have been made with regards to valve requirements, pipe sizing, final connection etc.

16. All specialist quotations are deemed to include all parts and equipment required by the scope of works and specification for a fully functional system.

17. We have NOT allowed for any stripping out of existing services as the extent of these works is unknown.

18. All ‘Document Stated’ Provisional Sums have been included.

19. No allowance for costs or associated works for installing any additional or temporary services as may be required to maintain the new and/or existing services during the progress of the works / phased works to the contract programme.

20. AC condensate excluded – allowed connection to stack only.

21. Installation of all free issue plant & equipment allowed.

22. All LTHW heating pipework allowed as medium grade black mild steel with malleable iron fittings up to DN50 and welded on DN65 & above.

23. All domestic water and heating pipework allowed in Table X Copper tube with lead free solder ring capillary type fittings.

24. All drainage allowed as Terrain uPVC/MuPVC solvent weld.

25. No acoustic/thermal insulation or lagging allowed.

26. No trace heating or frost protection allowed.

27. Fix only of all sanitaryware included excluding accessories i.e. toilet roll holders, soap dispensers, hand/towel rails, mirrors etc.

28. Extra over allowances have been included within each pipework section to allow for all necessary pipework ancillaries, supports and fittings including support brackets, unions, flange gaskets, bolts, nuts & washers and other pipework ancillaries that are required but not itemised within our costing.

29. We have NOT included for off-loading from delivery, loading to areas and final positioning of plant & materials. No cranage allowed.

30. We have allowed for Incoming Water & Gas from the 'point of entry' to the building only – no external services allowed.

31. We have allowed 'fix only' of all meters, sensors and control valves assuming these are to be free issued by BMS controls specialist.

32. We assume all works associated with incoming utility supplies will be arranged and paid for by others.

33. We have included PC sum allowances for record drawings & O&M documentation.

34. All costs associated with the following items are **excluded**:

    - Preliminaries & Contract Conditions
    - Design Coordination
    - Planned Preventative Maintenance
    - Inspection of services
    - Service Agreements
    - Contractors Design Responsibility
    - Builders Work in Connection with MEP Services
    - Co-Ordination of Services
    - 12 months defects liability period
    - Site Visits, Surveys & Validations
    - Defects Liability Period
    - Samples, Spares & tools

35. The project documents we have used for the pricing of this estimate are as follows:

- MEP PERFORMANCE SPECIFICATION T1
- MEP STAGE 2 REPORT T1
- SAMPLE - M100 T1
- SAMPLE - M200 T1
- SAMPLE - M300 T1
- SAMPLE - M400 T1
- SAMPLE - M500 T1
- SAMPLE - M600 T1
- SAMPLE - M700 T1
- SAMPLE - M800 T1

info@rtdestimating.com
07523858891
rtdestimating.com